

CHICAGO LANDMARKS



2009 PRESERVATION EXCELLENCE AWARDS

18-28 South Wabash Haskell-Barker-Atwater Buildings Exterior Restoration

Recipients: Joseph Freed and Associates LLC

These buildings are one of the last surviving groups of small-scale loft buildings built just after the Chicago Fire of 1871. All three buildings were designed by prominent post-Fire architects, including the city's first registered architect, John Mills Van Osdel. The three buildings underwent extensive renovation including masonry repairs and cleaning. Non-historic alterations were removed, including the removal of mechanical grills and fire escapes which had been anchored to the façades. Missing or damaged decorative belt-courses have been restored, and the lost brick and limestone pediment of the Atwater Building was reconstructed based on historic photographs. All three buildings received new storefronts based on architectural investigation and historic documentation. While it was known that architect Louis Sullivan renovated the storefronts of the Haskell Building, investigation during construction uncovered a similar cast-iron storefront surround on the Barker Building, which was also repaired and restored. This work was part of a larger rehabilitation project, which included the Carson Pirie Scott & Co. Building, and was assisted with a Tax Increment Financing grant and the 20% Federal Rehabilitation Historic Tax Credit Program. The Haskell-Barker-Atwater Buildings were designated as Chicago Landmarks on November 13, 1996.



PROGRESS



AFTER



BEFORE

Photo courtesy of Bob Thal



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and Land Use Planning
Patricia A. Scudiero, Commissioner

Commission on Chicago Landmarks
David R. Mosena, Chairman